



49/1 Restalrig Square,
Edinburgh, EH7 6EZ



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Located within the popular Restalrig area of Edinburgh is this bright first floor flat with gas central heating and double glazing, which would make an ideal first time buy.

The accommodation comprises a hallway with storage cupboard and a good sized lounge with window to the rear, storage cupboard and a feature fireplace with electric fire. The kitchen has a window to the rear and is fitted with a range of modern base and wall units with the oven, hob, hood, fridge and washing machine to remain. The main bedroom has a window to the front and fitted wardrobes. There is a further double bedroom with a window to the front. Completing the accommodation is the bathroom with window to the rear and is fitted with a three piece white suite with shower over the bath.

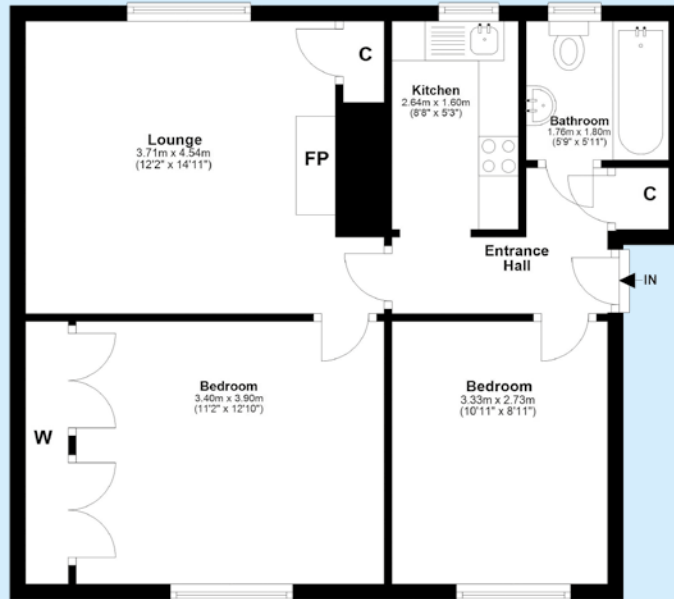
Externally, there is a private rear garden which is mainly lawn and there is also a shared drying green.

Early viewing is essential to appreciate the accommodation offered.

Area Description

Restalrig is a popular area lying to the east of Edinburgh's vibrant city centre. The area offers excellent transport links with local schooling available. There is a range of local shops within walking distance and Meadowbank Retail Park, Fort Kinnaird and Ocean Terminal are all within excellent distance. Meadowbank Sports centre is also close by. Also within walking distance are Holyrood Park and Arthur's Seat.





Accommodation

Lounge:	3.7m x 4.55m	(12'2" x 14'11")
Kitchen:	2.64m x 1.6m	(8'8" x 5'3")
Bedroom 1:	3.4m x 3.9m	(11'2" x 12'10")
Bedroom 2:	3.33m x 2.72m	(10'11" x 8'11")
Bathroom:	1.75m x 1.8m	(5'9" x 5'11")

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

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Agent's Note

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